

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southbridge

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	15	+ 66.7%	24	27	+ 12.5%
Closed Sales	8	5	- 37.5%	22	19	- 13.6%
Median Sales Price*	\$324,500	\$299,000	- 7.9%	\$342,000	\$325,000	- 5.0%
Inventory of Homes for Sale	19	8	- 57.9%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	39	27	- 30.8%	35	25	- 28.6%
Percent of Original List Price Received*	98.2%	97.8%	- 0.4%	98.4%	99.9%	+ 1.5%
New Listings	14	10	- 28.6%	34	31	- 8.8%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

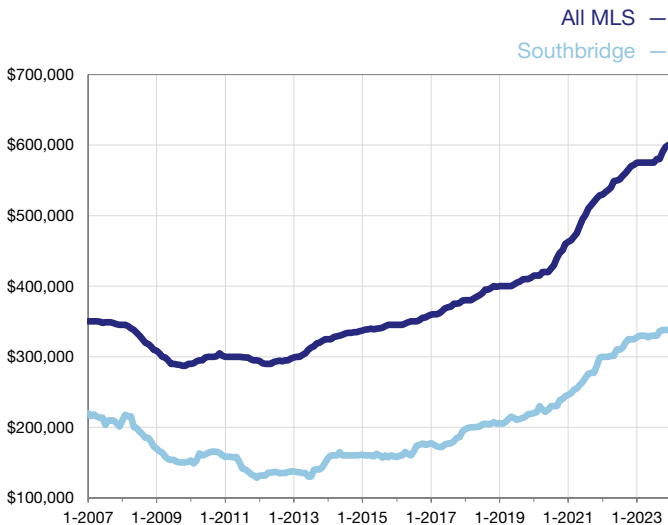
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	1	2	+ 100.0%
Closed Sales	0	2	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$215,000	--	\$282,500	\$210,000	- 25.7%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	0	22	--	77	22	- 71.4%
Percent of Original List Price Received*	0.0%	101.0%	--	102.1%	99.9%	- 2.2%
New Listings	0	0	--	1	3	+ 200.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

